

MICHAEL P. WALSH
MAYOR



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TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

MEETING AGENDA

East Hartford Planning and Zoning Commission

HYBRID-TELECONFERENCE MEETING

MAY 10th, 2023 - 7:00 P.M.

COMMUNITY CULTURAL CENTER AUDITORIUM

50 CHAPMAN PLACE

EAST HARTFORD, CONNECTICUT

REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

1. CALL TO ORDER

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

- A. SPECIAL PERMIT APPLICATION:** 345 Main Street – Under Section 7.2; Application for Special Permit for the construction of an off-site parking and equipment storage lot for occupants at 345 and 339 Main Street with associated improvements.
Applicant: Zuvic Inc.
Assessor's Map/Lot: 21/2

Application Documents: [345 Main Street Application Documents](#)

- B. SPECIAL PERMIT APPLICATION:** 160 Governor Street- Under Section 3.2.C.5 and 3.2.E.4; Application for Special Permit for the construction of an automobile fueling station with associated car wash, convenience store, restaurants, and drive-through.
Applicant: Noble Energy Real Estate Holdings LLC
Assessor's Map/Lot: 5/126, 5/127

Application Documents: [160 Governor Street Application Documents](#)

REGULAR MEETING

2. OLD BUSINESS

- A. SITE PLAN MODIFICATION:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 9.3 and 5.7; Site Plan Modification in accordance with approved Master Plan application for Planned Development District 1 (PDD1), development of a 26-acre group of parcels to include a 10 building multi-family housing complex and associated site improvements. Site plan modification includes a reduction of apartment from 477 to 432 units and reduction in parking spaces from 872 to 786 and a modification of building configurations which include an increase from 8 to 10 total buildings.
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Jasko Zelman 1, LLC

Application Documents: [Concourse Park Apartments Application Documents](#)

3. APPLICATION RECEIPTS

- A. SPECIAL PERMIT APPLICATION:** 470 Main Street – Under Section 3.2.E.6; Application for Special permit for modification to the existing Mr. Sparkle car wash site.
Applicant: Richard Breski
Assessor's Map/Lot: 11/8
- B. SPECIAL PERMIT APPLICATION:** 1120 Silver Lane – Under Section 2.2.D.; Application for Special Permit for construction of accessory storage building for the existing Faith Church property.
Applicant: Lister Regis
Assessor's Map/Lot: 57-2

4. MISCELLANEOUS

- A. 2024 PLAN OF CONSERVATION AND DEVELOPMENT UPDATE:** The Town of East Hartford Development and Planning Department has chosen BFJ Planning as the consultant for the 2024 Plan of Conservation and Development and a Founder's Plaza Master Plan. The Planning Department is currently in discussion with the consultant regarding contracting and phasing.

B. DISCUSSION OF CANNABIS ESTABLISHMENT REGULATIONS

C. MISCELLANEOUS DISCUSSION

5. APPROVAL OF MINUTES

- A.** Planning and Zoning Commission Special Meeting Minutes – April 12th, 2023

Document Link: [April Meeting Minutes](#)

6. ADJOURNMENT

HOW TO ACCESS APPLICATION DOCUMENTS

1. Click the Link below the listed application for which you want to obtain documents.

A. SITE PLAN APPLICATION: 1-3 Oakland Avenue - Under Section 702 and Section 225; Site Plan Application for construction of nine (9) Commercial Wireless Telecommunication service antennas and associated equipment on existing commercial building.
Applicant: John Morrison
Assessor's Map/Lot: 26/203

[1-3 Oakland Avenue Application Documents](#)

Link

2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.

Town of East Hartford, CT My Account Search SH Steve

Planning & Zoning Commission Application
PZC-23-3

Applicant: John Morrison Location: 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. View location details

Created: Jan 17, 2023 Status: Active Expires: --

Details Files (6)

PLANNING & ZONING COMMISSION APPLICATION

Please select one.

If you are submitting multiple applications, you will need to complete a **separate submission** for each application type.

Application Type * Site Plan Application

Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

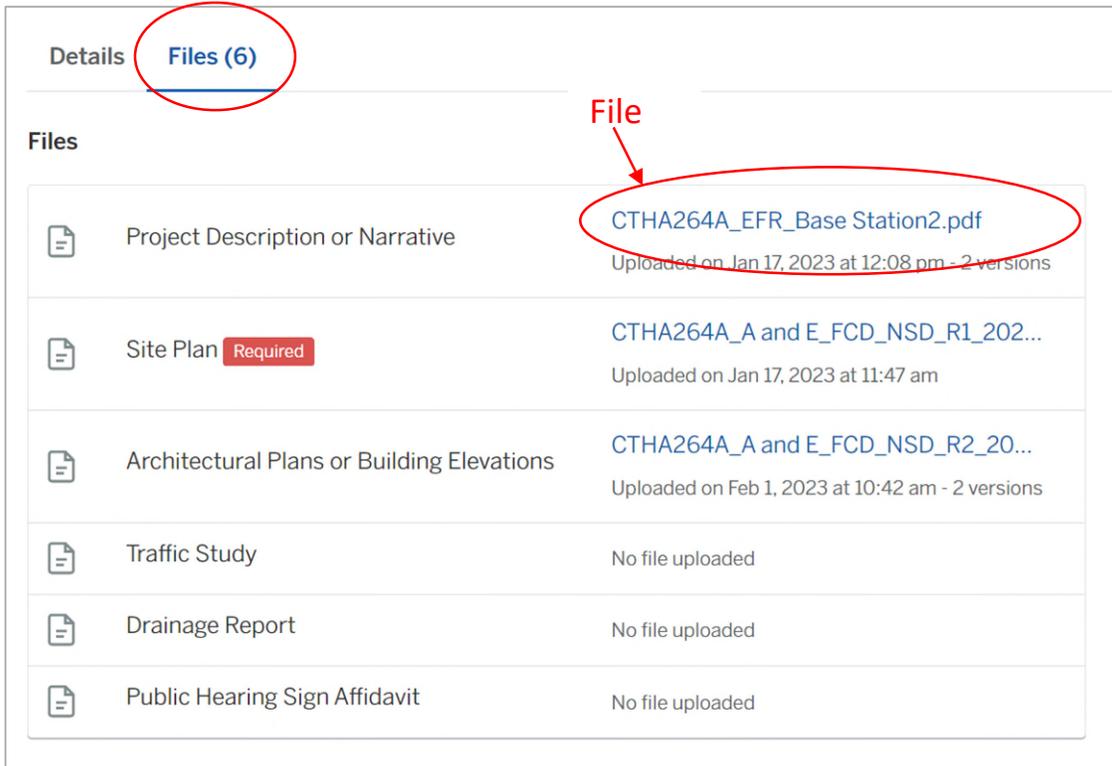
Documents

No documents have been issued...

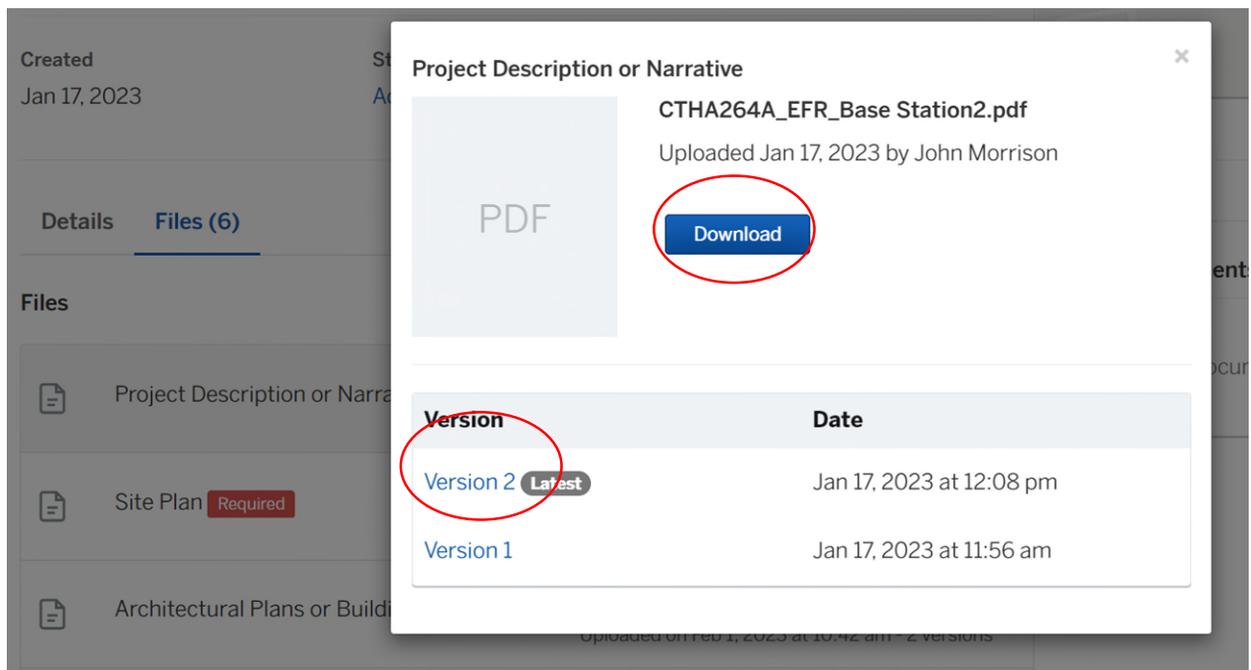
3. All submitted project information will display under the 'Details' Tab.

Details	Files (6)												
PLANNING & ZONING COMMISSION APPLICATION	<p>Please select one.</p> <p>If you are submitting multiple applications, you will need to complete a separate submission for each application type.</p> <p>Application Type * </p> <p>Site Plan Application</p> <p>Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *</p> <p>No</p>												
SITE AND PROJECT INFORMATION	<table><tr><td data-bbox="527 840 609 871">ZONE *</td><td data-bbox="1006 840 1315 871">ASSESSORS MAP AND LOT:</td></tr><tr><td data-bbox="527 882 576 913">B-3</td><td data-bbox="1006 882 1104 913">26/203</td></tr><tr><td colspan="2" data-bbox="527 966 917 997">PARCEL SIZE (ACRES OR SQ. FT.): *</td></tr><tr><td colspan="2" data-bbox="527 1008 592 1039">31.87</td></tr><tr><td colspan="2" data-bbox="527 1092 1315 1123">PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * </td></tr><tr><td colspan="2" data-bbox="527 1134 1315 1186">Install 9 new antennas and emergency generator on new conc slab.</td></tr></table>	ZONE *	ASSESSORS MAP AND LOT:	B-3	26/203	PARCEL SIZE (ACRES OR SQ. FT.): *		31.87		PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 		Install 9 new antennas and emergency generator on new conc slab.	
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PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * 													
Install 9 new antennas and emergency generator on new conc slab.													

4. All submitted files including site plans and architectural plans can be found by clicking on the 'Files' tab. Click the individual files labeled in blue on right hand side of the window.



5. A new window will open. Click 'Download' to download the file or click the 'Latest Version' to open the document in a separate web browser page.



HOW TO JOIN THE MEETING REMOTELY

Option 1. Join by Computer - Microsoft Teams Meeting:

Select the “Click here to join the meeting” link below. You will be prompted to either continue within your web browser or open the meeting on the Microsoft Teams application (if installed).

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 217 867 100 54

Passcode: Shm62q

[Download Teams](#) | [Join on the web](#)

Option 2. Join by Phone

You can phone in using the call in number and Conference ID below:

Or call in (audio only)

[+1 929-235-8441,,243995724#](#) United States, New York City

Phone Conference ID: 243 995 724#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

The meeting will also be recorded by **East Hartford Community Television**.

The recorded meetings will be shown on Comcast and Frontier on the Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter.

The meeting can also be streamed on <https://ehct.viebit.com> on Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter. The meeting can also be viewed “on-demand” on the same website.

Comcast channels 96 and 1090
Frontier channel 6018